

What is PACE?

PACE (Property Assessed Clean Energy) is real-estate financing available to commercial property owners to reduce energy/water waste.

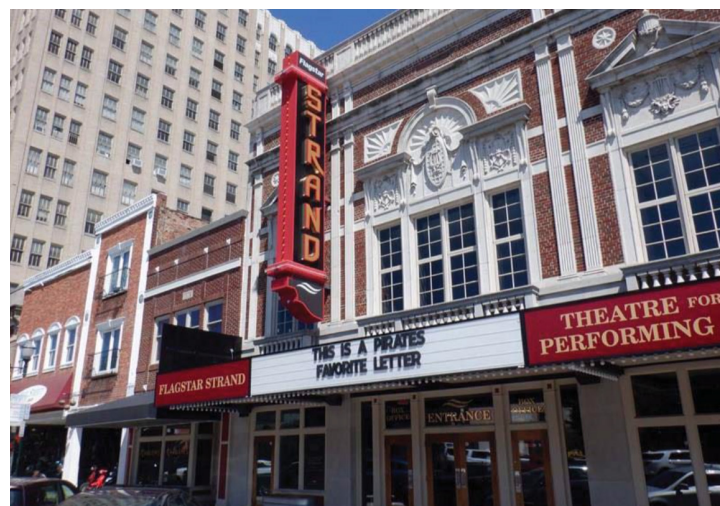
Why PACE?

Commercial buildings use tremendous amounts of energy. Much of that energy and capital expense become wasted due to energy inefficiencies.

Through PACE, commercial property owners can receive 100% financing for energy efficiency improvements to their buildings. PACE helps property owners in Michigan (and across the nation!) save on their utility bills and reduce their impacts on the environment.

What is LAGM?

Lean & Green Michigan is the statewide administrator for PACE financing. As of February 2021, LAGM administers PACE in 48 local units of government across Michigan, covering over 73% of the state's population. For updates on currently participating local governments, visit our website at www.leanandgreenmi.com.



Exchange - Wayne County

The Exchange project will bring a new 16-story building to downtown Detroit. The PACE financing funds \$13 million in energy efficiency improvements such as HVAC, windows, smart thermostats, elevators, and more. The owner of this property is expected to recoup the cost of this investment and see a total 25-year savings of over \$39 million.

Strand Theatre - Oakland County

The Strand Theatre received over \$1.8 million through PACE to refinance energy improvements such as HVAC, LED lighting, and building insulation/infiltration fixtures. By refinancing through PACE, the property owner can now defer repayments, allowing them to meet business operating expenses during the covid-19 pandemic, recoup the cost of their building investments, and see a total 25-year savings of over \$8.2 million.

Chene Street Grocers - Wayne County

The project at Chene Street Grocers received \$115,000 in PACE financing for energy improvements such as solar PV, domestic hot water, refrigerators, HVAC, and more. Chene Street Grocers is an example of how PACE can be used to help community-based organizations access upfront capital and achieve their sustainability goals.

Qualifying Properties

Commercial & Industrial: hotels, hospitals, restaurants, office buildings & more.

Multifamily housing: both market-rate and low-income apartment buildings.

Agricultural: farms, wineries & more.

Nonprofits: houses of worship, private schools, cooperatives & more.

Qualifying Projects

Retrofits

Gut rehabs

New construction

Refinancing of any of the above

Qualifying Upgrades

Energy efficiency: lighting, HVAC, windows, insulation, roofing, caulking & more.

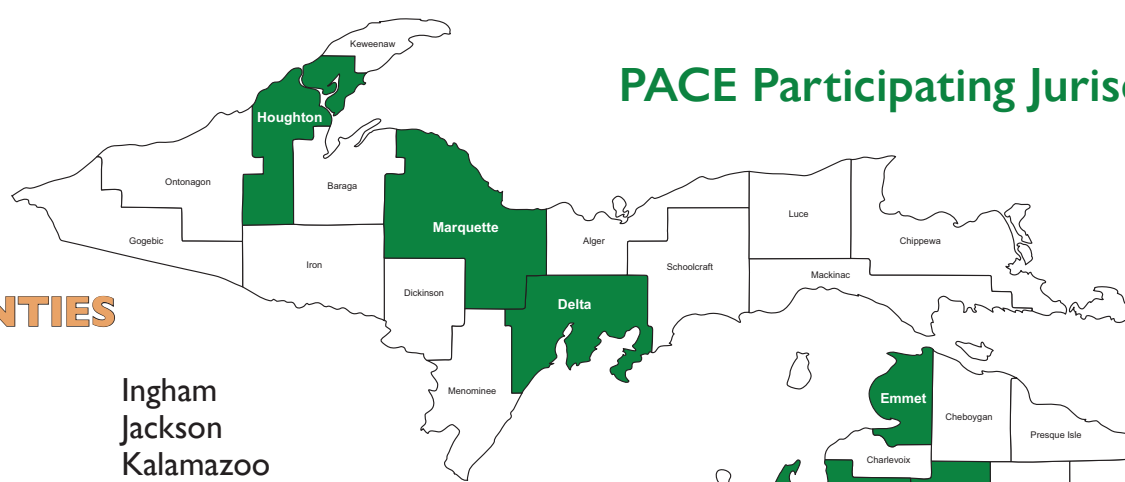
Water efficiency: stormwater recapture, low-flow toilets / sinks / showerheads, greywater systems & more.

Renewables: solar energy, wind energy, EV charging, geothermal, CHP & more.



Visit www.leanandgreen.com for more information.

PACE Participating Jurisdictions



COUNTIES

Antrim
Bay
Calhoun
Delta
Eaton
Emmet
Genesee
Grand Traverse
Gratiot
Houghton
Huron

Ingham
Jackson
Kalamazoo
Leelanau
Macomb
Marquette
Midland
Montcalm
Oakland
Otsego

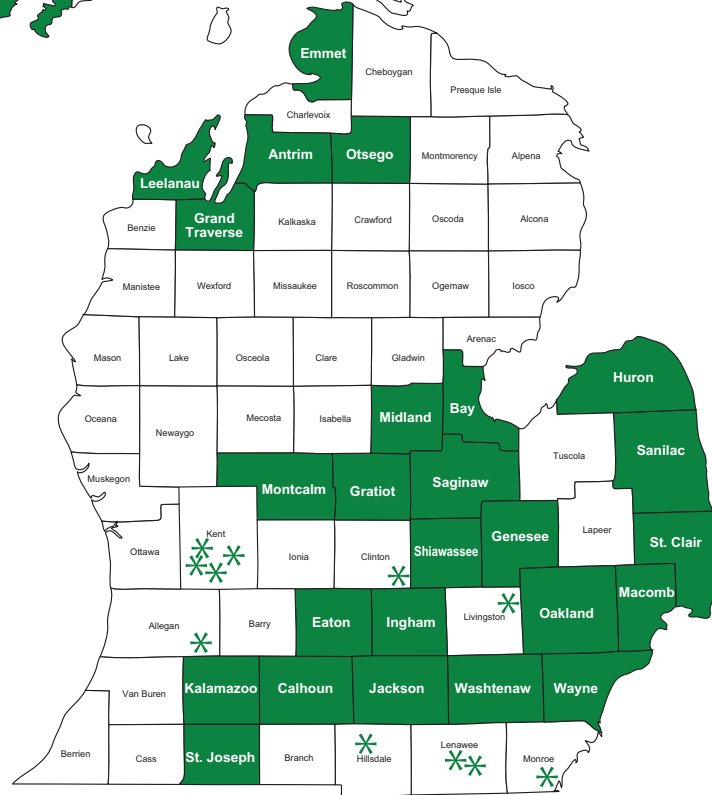
Saginaw
St. Clair
St. Joseph
Sanilac
Shiawassee
Washtenaw
Wayne

CITIES

Adrian
Bath Twp.
Bedford Twp.
Bloomfield Twp.
Cascade Twp.
Ferndale
Grand Rapids

Gun Plain Twp.
Hartland Twp.
Hillsdale
Jackson
Kentwood
Orion Twp.
Pleasant Ridge

Pontiac
Rochester Hills
Royal Oak
Southfield
Troy
Wyoming



*See our website www.leanandgreenmi.com for the most up-to-date map of our participating PACE jurisdictions.

Benefits of PACE

- Long-term financing (up to 25 years)
- No upfront costs — 100% financing!
- Immediate positive cashflow
- Energy savings guaranteed for projects above \$250,000
- Fixed interest rates
- Non-recourse loans that run with the property
- Great sustainability/environmental PR

Want to learn more about
PACE financing?

Let's Chat!

info@leanandgreenmi.com

313.444.1474

PACE Financing



*Michigan's Energy
Finance Marketplace™*

Michigan PACE Authority

